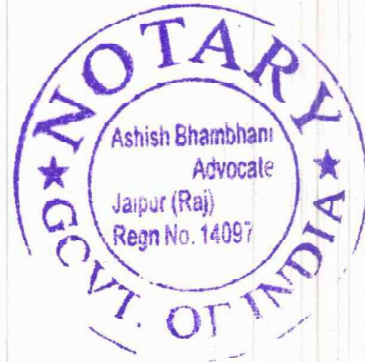


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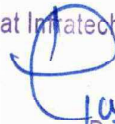


Affidavit cum Declaration of Mr. Rakesh Kumar Saini, Authorized Signatory of the proposed project vide their board resolution dated 24/11/2023

M/S RIYASAT INFRATECH DEVELOPERS LLP (the promoter) through Authorized Signatory of Mr. Rakesh Kumar Saini S/o Jagdish Prasad Saini , Age 34, (Pan No.- BAHPR5479N) Office Address:- 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020, do hereby solemnly declare, undertake and state as under:

1. That our project "Riyasat Commercial Hub Zone-A" Situated at Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur is our new project.
2. That we have not accepted any advance / booking payment from allottees towards the booking of Plot/ apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.

For Riyasat Infatech Developers LLP


Designated Partner

ATTESTED


Notary, Govt. of India,
Jaipur (Raj)
9 FEB 2024

क्र. स. 18064 दि. 19/2/24 रकम 100 वास्तो शिपमपत्र

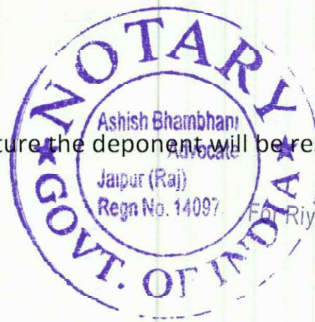
नाम व निवासी:

Ringsat Infia Tech Developers LLP mca 8920101
Jaipur

संकेत आयोग (स्टाम्प विक्रेता) लाइसेंस नम्बर 105/09-10
(94/40, विजय घट, मानसरोवर, जयपुर)
अंतराष्ट्रीय स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प रक्ति पर प्रभाविता अधिभार
स्टाम्प शुल्क पर गो संवर्धन/संरक्षण हेतु अधिभार 10%
प्रारम्भिक एवं मानक निर्मित आपवादा से सतत 25 अधिभार 10%
कुल योग 30



3. That if any contradiction arises in future the deponent will be responsible for it.



For Riyasat Infrotech Developers LLP

Rakesh

Deponent

Verification

I, Mr. Rakesh Kumar Saini S/o Jagdish Prasad Saini , Age 34, (Pan No.- BAHPR5479N), Office Address:- 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020 Authorized Signatory of M/S RIYASAT INFRATECH DEVELOPERS LLP, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom .

Verified by me at Jaipur on this 19/02/2024

For Riyasat Infrotech Developers LLP

Rakesh

Designated Partner

Deponent

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj)

19 FEB 2024

LLPIN: AAV-7526

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "Riyasat Commercial Hub Zone-A" Situated at Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur - will not require NOC of following as per local bye laws:-

i)	Fire NOC	-	Not Applicable
ii)	Airport Authority NOC	-	Not Applicable
iii)	Environmental Clearance NOC	-	Not Applicable

For RIYASAT INFRATECH DEVELOPERS LLP

For Riyasat Infotech Developers LLP


Designated Partner

Date:19-02-2024

Place: Jaipur

Rakesh Kumar Saini
Authorized Signatory



Reg. Off.: 603, Okay Plus Square,
Madhyam Marg, Mansarovar,
Jaipur-302020 (Rajasthan)



gkdevelopers2021@gmail.com



9887505305

LLPIN: AAV-7526

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

DECLARATION CUM UNDERTAKING

This is with relation to our project "Riyasat Commercial Hub Zone-A" Situated at Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur – do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority.

For RIYASAT INFRATECH DEVELOPERS LLP

For Riyasat Inftratech Developers LLP


Designated Partner

Date:19-02-2024

Place: Jaipur

Rakesh Kumar Saini
Authorized Signatory



Reg. Off.: 603, Okay Plus Square,
Madhyam Marg, Mansarovar,
Jaipur-302020 (Rajasthan)



gkdevelopers2021@gmail.com



9887505305

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

Declaration

In reference to our project "Riyasat Commercial Hub Zone-A" Situated at Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur.

M/S RIYASAT INFRATECH DEVELOPERS LLP (the promoter) through Authorized Signatory of Mr. Rakesh Kumar Saini S/o Jagdish Prasad Saini , Age 34, (Pan No.- BAHPR5479N) Office Address:- 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020, declare that we have not appointed, Contractor, HVAC consultants, Plumbing consultants and Other consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Appoint Consultant Details Are Mention Under

1. REAL ESTATE AGENT

Name: GOKUL KRIPA SALES AND MARKETING PVT LTD

EMAIL: GKSALE.MARKETING@GMAIL.COM

CONTACT ADDRESS: 06, 2nd Floor Dharam Nagar Badarwas Mansarovar Metro Station ke pass, Mansarovar

2. ARCHITECT

Name: VIKRAM JANGID

EMAIL: VICKYJANGID@GMAIL.COM

CONTACT ADDRESS: 24, JDA COLONY, BHANKROTA, AJMER ROAD, JAIPUR

3. CHARTED ACCOUNTANT

Name: RAJAT KACHOLIYA

EMAIL: CARAJATKACHOLIA@GMAIL.COM

CONTACT ADDRESS: 21-C, BARWARA HOUSE, CIVIL LINES, JAIPUR-302006

4. ENGINEER

Name: DIVYEJEET MAROTHIYA

EMAIL: DIVYAJEETMAROTHIYA@GMAIL.COM

CONTACT ADDRESS: GADA BASS WARD NO.27, DIDWANA, DIST-NAGPUR, RAJASTHAN-341303

Thanking You,

For RIYASAT INFRATECH DEVELOPERS LLP

For Riyasat Infratech Developers LLP


Designated Partner

Rakesh Kumar Saini
Authorized Signatory
Date: 19-02-2024
Place: Jaipur



Reg. Off.: 603, Okay Plus Square,
Madhyam Marg, Mansarovar,
Jaipur-302020 (Rajasthan)



gkdevelopers2021@gmail.com



9887505305

LLPIN: AAV-7526

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "Riyasat Commercial Hub Zone-A" Situated at Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur.

I, Mr. Rakesh Kumar Saini S/o Jagdish Prasad Saini , Age 34, (Pan No.- BAHPR5479N), Office Address:- 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020 Authorized Signatory of M/S RIYASAT INFRATECH DEVELOPERS LLP, do hereby solemnly declare that no criminal case is neither pending against me or any of the other Designated Partner nor we have been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project in any court.

Thanking You

For RIYASAT INFRATECH DEVELOPERS LLP

For Riyasat Infratech Developers LLP


Designated Partner

Rakesh Kumar Saini
Authorized Signatory

Place: Jaipur
Date: 19-02-2024



Reg. Off.: 603, Okay Plus Square,
Madhyam Marg, Mansarovar,
Jaipur-302020 (Rajasthan)



gkdevelopers2021@gmail.com



9887505305

LLPIN: AAV-7526

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "Riyasat Commercial Hub Zone-A" Situated at Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur and land of project is free from all encumbrances.

Thanking You

For Riyasat Infratech Developers LLP

For Riyasat Infratech Developers LLP


Designated Partner

Rakesh Kumar Saini
Authorized Signatory



Reg. Off.: 603, Okay Plus Square,
Madhyam Marg, Mansarovar,
Jaipur-302020 (Rajasthan)



gkdevelopers2021@gmail.com



9887505305

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF RIYASAT INFRATECH DEVELOPERS LLP HELD ON FRIDAY, 24th DAY OF NOVEMBER, 2023 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020

RESOLVED THAT the consent of the Designated Partners of the LLP be and is hereby accorded to authorize Mr. Rakesh Kumar Saini (Pan No.:- BAHPR5479N), Authorized Signatory of the LLP for the following things for the township named "RIYASAT COMMERCIAL HUB ZONE-A" (hereinafter referred to as "Project") situated at Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village-Sitarampura Tehsil- Sanganer, Distric-Jaipur.

1. To issue and sign allotment letter of the LLP for the above project
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the LLP as may be required by reputed bankers / financial institution to approve our above project ("APF");
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under "The Real Estate (Regulation and Development Act), 2016" ("RERA department") in the state of Rajasthan for and on behalf of the LLP for the above project;
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining JDA registration as developer in the name of LLP for and on behalf of the LLP and to do all other works related to JDA at JDA Department for the above project;
5. To sign Agreements (Form-G) under RERA Act, NOC and site plan for the above project;

RESOLVED FURTHER THAT Mr. Rakesh Kumar Saini (Pan No.:- BAHPR5479N), Authorized Signatory of the LLP be and is hereby also authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution.


CERTIFIED TO BE TRUE
FOR RIYASAT INFRATECH DEVELOPERS LLP

For Riyasat Infratech Developers LLP


Designated Partner

SUMER SINGH SAINI
DESIGNATED PARTNER
DIN: 05304122

For Riyasat Infratech Developers LLP


Designated Partner

RAKESH KUMAR SAINI
DESIGNATED PARTNER
DIN: 10098349



FORM-A
[see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur, State Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - LLP
- (ii) In case of Company - N.A.



(a) Name: **RIYASAT INFRATECH DEVELOPERS LLP**

(b) Address: 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020

(c) Copy of registration certificate as firm / society / trust / company / Private Limited/ competent authority etc:

(d) Main objects : Real Estate Business

(e) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Photograph	Address
SUMER SINGH SAINI (Designated Partner)		C-33, 6D ENGINEERS COLONY, NEW SANGANER ROAD, BEHIND SWARN GARDEN, JAIPUR 302020
RAKESH KUMAR SAINI (Designated Partner) Authorized Signatory		603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020

- (iii) PAN Number of the Company : **AAWFG2844G**
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained :

Detail of Bank Accounts :-

Bank Name	Indian Bank
Branch Name	Narayan Vihar, Jaipur
Account Name	Riyasat Commercial Hub Zone-A
Account No.	7751012488
IFSC Code	IDIB000N163

- (v) **Details of project land -**

Project Name	Riyasat Commercial Hub Zone-A
Khasra No.	Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 at Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur
Address	Village- Sitarampura, Tehsil- Sanganer, Distric-Jaipur
Total Project Area	15,950 Sq. Meter
Open Area	8953.65 Sq. Meter
Saleable Area	6996.35 Sq. Meter

- (vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.

Sr. No	Project Name	Rera No.	Remark
1	GOKUL AURA-A	RAJ/P/2021/1580	Completed
2	RIYASAT VATIKA	RAJ/P/2021/1584	Completed
3	BHUMIJA PRIME	RAJ/P/2021/1657	Completed
4	RIYASAT PRIME	RAJ/P/2021/1685	Completed
5.	RIYASAT PRIME BLOCK - A	RAJ/P/2021/1714	Completed
6.	THE RING RESIDENCY	RAJ/P/2021/1734	Completed
7.	RIYASAT GOVINDAM BLOCK-A	RAJ/P/2023/2388	Completed
8	THE RING RESIDENCY EXTENSION	RAJ/P/2023/2555	Completed
9.	RIYASAT INDUSTRIAL PARK	RAJ/P/2023/2570	Completed
10.	The Ring Residency Commercial	RAJ/P/2023/2790	In Progress

- (vii) Agency to take up external development works Self Development Local Authority / Self Development:
- (viii) Registration fee by way of a demand draft/bankers cheque/ Online dated **19.03.2024** drawn on RERA bearing number **RERA TRANS -170** for an amount of **Rs. 239250/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be (give details of online payment such as transaction number, date etc.):
- (ix) Any other information the applicant may like to furnish. N.A.

2. I/we enclose the following documents in triplicate, namely:-

- authenticated copy of the PAN card of the promoter: Enclosed
- audited balance sheet of the promoter for the preceding financial year: Enclosed
- copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: Enclosed

- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: Enclosed
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: N.A.
- (vi) an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: Uploaded
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: Enclosed
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: N.A.
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: Enclosed
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: Addressed Enclosed
- (xii) the number and areas of garage for sale in the project: N.A.
- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: N.A.

(xiv) the names and addresses of his real estate agents, if any, for the proposed project:

Addressed Enclosed

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

Declaration Uploaded

(xvi) a declaration in Form-B. Enclosed

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

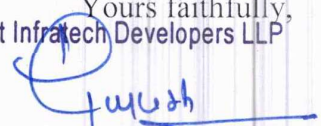
(i)

(ii)

(iii)

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For Riyasat Infra Tech Developers LLP


Designated Partner

Signature and seal of the applicant(s)

Date:

Place: Jaipur

RIYASAT INFRATECH DEVELOPERS LLP
603, Okay Plus Tower Near K.V.5, Mansarovar, Jaipur, Rajasthan, 302020, India
GSTIN-08BGKPS3723B12G
LLPIN-AAV-7526

Balance Sheet as at 31st March, 2023

Amount in Rs

Particulars	Note No.	As at 31st March, 2023	As at 31st March, 2022
I. EQUITY AND LIABILITIES			
(1) Partner's Contribution and Reserves & Surplus	2	5,029,394	36,337,306
(2) Non-Current Liabilities			
(a) Long-term borrowings	3	302,993,172	6,500,000
(3) Current Liabilities			
(a) Trade Payables	4	200,622,266	626,816,762
(b) Other Current Liabilities	5	5,202,266	10,689,766
(c) Short-Term Provisions	6	130,000	20,113,642
Total		513,977,098	700,457,476
II. ASSETS			
(1) Non-Current Assets			
(a) Property, Plant & Equipment & Intangible Assets			
(i) Property, Plant & Equipment	7	699,455	252,666
(2) Current Assets			
(a) Inventories	8	457,081,721	539,896,978
(b) Trade Receivables	9	11,941,459	125,013,301
(c) Cash and cash equivalents	10	9,688,594	9,999,171
(d) Short-Term Loans And Advances	11	31,737,647	21,916,942
(e) Other Current Assets	12	2,828,222	3,378,417
Total		513,977,098	700,457,476

Significant Accounting Policies

1

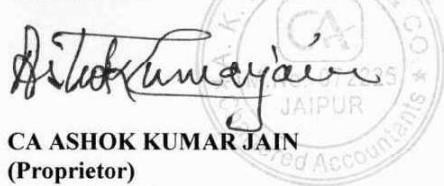
Notes on Accounts

2 to 21

The accompanying notes 1 to 21 are an integral part of financial statements

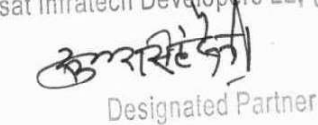
In terms of our attached report of even date

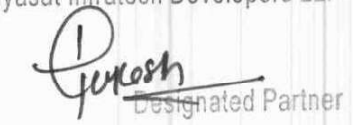
For A K BAKLIWAL & CO.
CHARTERED ACCOUNTANTS
FRN 011797C


CA ASHOK KUMAR JAIN
(Proprietor)
M No.: 072225
UDIN:23072225BGPERK1427
PLACE: JAIPUR
DATE:27/09/2023

FOR AND ON BEHALF OF PARTNERS OF RIYASAT
INFRATECH DEVELOPERS LLP

For Riyasat Infratech Developers LLP For Riyasat Infratech Developers LLP


SUMER SINGH SAINI
(Designated Partner)
DPIN : 05304122


RAKESH KUMAR SAINI
(Designated Partner)
DPIN : 10098349

RIYASAT INFRATECH DEVELOPERS LLP
603, Okay Plus Tower Near K.V.5 , Mansarovar, Jaipur, Rajasthan, 302020, India
GSTIN-08BGKPS3723B12G
LLPIN-AAV-7526

Statement of Profit and Loss for the year ended 31st March, 2023

Amount in Rs

Particulars	Note No.	For the year ended 31st March, 2023	For the year ended 31st March, 2022
I. Income from Operations	13	289,702,998	1,139,418,880
II. Other Income	14	5,006,026	494,976
III. Total Income (I + II)		294,709,024	1,139,913,856
IV. Expenses:			
(a) Purchases	15	4,058,128	325,173,694
(b) Direct Expenses	16	150,787,229	422,731,232
(c) Changes in Inventories	17	82,815,256	30,646,888
(d) Employee Benefit Expenses	18	18,533,253	7,723,018
(e) Finance Costs	19	11,562,347	11,762,899
(f) Depreciation and Amortization Expenses	7	205,941	26,468
(f) Other Expenses	20	57,723,582	284,329,734
Total Expenses(IV)		325,685,737	1,082,393,932
V. Profit Before Tax (III - IV)		(30,976,712)	57,519,924
VI. Tax Expense:			
(1) Current Tax		-	19,791,352
VII. Profit For The Period (V - VI)		(30,976,712)	37,728,572

Significant Accounting Policies

Notes on Accounts

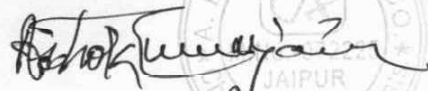
The accompanying notes 1 to 21 are an integral part of financial statements

In terms of our attached report of even date

For A K BAKLIWAL & CO.

CHARTERED ACCOUNTANTS

FRN 011797C



CA ASHOK KUMAR JAIN
(Proprietor)

M No.: 072225

UDIN:23072225BGPERRK1427

PLACE: JAIPUR

DATE:27/09/2023

FOR AND ON BEHALF OF PARTNERS OF RIYASAT INFRATECH
DEVELOPERS LLP

For Riyasat Infratech Developers LLP For Riyasat Infratech Developers LLP



Designated Partner

SUMER SINGH SAINI
(Designated Partner)
DPIN : 05304122



Designated Partner

RAKESH KUMAR SAINI
(Designated Partner)
DPIN : 10098349